

1 BILL NO. R-87-01-19

2 DECLARATORY RESOLUTION NO. R-11-87

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 6415, 6421 and 6427 Oakbrook Parkway,
8 Oakbrook Office Park, Fort Wayne,
9 Indiana 46825. (Oakbrook Associates,
10 Petitioner).

11 WHEREAS, Common Council has previously designated by
12 Declaratory Resolution the following described property as an
13 "Economic Revitalization Area" under Division 6, Article II,
14 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
15 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

16 the West 402.1' of the South 452.55'
17 of the North 812.6', NE 1/4, SE 1/4,
18 Section 14, Township 31 North, Range
19 12 East, City of Fort Wayne, Indiana;

20 said property more commonly known as 6415, 6421 and 6427 Oakbrook
21 Parkway, Oakbrook Office Park, Fort Wayne, Indiana 46825;

22 WHEREAS, recommendations have been received from the
23 Committee on Finance and the Department of Economic Development
24 concerning said Resolution;

25 WHEREAS, notice of the adoption and substance of said
26 Resolution has been published in accordance with I.C. 5-3-1 and
27 a public hearing has been conducted on said Resolution;

28 WHEREAS, if said Resolution involves an area that has
29 already been designated an allocation area under I.C. 36-7-14-39,
30 the Fort Wayne Redevelopment Commission has adopted a Resolution
31 approving the designation.

32 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
33 THE CITY OF FORT WAYNE, INDIANA:

34 SECTION 1. That, the Resolution previously designating
35 the above described property an "Economic Revitalization Area" is
36 confirmed in all respects.

37 SECTION 2. That, the hereinabove described property is

1 Page Two

2 hereby declared an "Economic Revitalization Area" pursuant to
3 I.C. 6-1.1-12.1, said designation to begin on the effective date
4 of this Resolution and continue for a two (2) year period. Said
5 designation shall terminate at the end of that two (2) year period.

6 SECTION 3. That, said designation of the hereinabove
7 described property as an "Economic Revitalization Area" shall
8 only apply to a deduction of the assessed value of real estate.

9 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
10 hereby determined that the deduction from the assessed value
11 of the real property shall be for a period of six (6) years.

12 SECTION 5. That this Resolution shall be in full force
13 and effect from and after its passage and any and all necessary
14 approval by the Mayor.

15
16 APPROVED AS TO FORM
17 AND LEGALITY
18

19
20 Bruce O. Boxberger, City Attorney
21



Greg Baldwin
Councilmember

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Read the first time in full and on motion by Costain,
seconded by Wilson, and duly adopted, read the second time
by title and referred to the Committee Planning (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 10th day of February, 19 87, at 7:00 o'clock P.M., E.

DATE: 1-27-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Costain,
seconded by Wilson, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>6</u>	<u>—</u>	<u>—</u>	<u>3</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>✓</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>✓</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>✓</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 2-10-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-11-87,
on the 10th day of February, 19 87.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Tom D. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 11th day of February, 19 87,
at the hour of 11:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of February,
19 87, at the hour of 3rd o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionOJ-87-01-19DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 6415, 6421 and 6427 Oakbrook Parkway, Oakbrook
Office Park, Fort Wayne, Indiana 46825. (Oakbrook Associates, Petitioner)

EFFECT OF PASSAGE A one-story building consisting of 13,666 square feet
will be constructed to accomodate office information service companies.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Oakbrook Associates

Address of Applicant's Principle Place of Business:

1910 Fort Wayne National Bank Building

Fort Wayne, Indiana 46802

Phone Number of Applicant: (219) 423-4311

Street Address of Property Seeking Designation:

6415, 6421 & 6427 Oakbrook Parkway, Oakbrook Office Park

Fort Wayne, Indiana 46825

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	—
Is the project site within the flood plain?	—	<u>X</u>
Is the project site within the rivergreenway area?	—	<u>X</u>
Is the project site within a Redevelopment Area?	—	<u>X</u>
Is the project site within a platted industrial park?	—	<u>X</u>
Is the project site within the designated downtown area?	—	<u>X</u>
Is the project site within the Urban Enterprise Zone?	—	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	—
Will the project have ready access to City Sewer?	<u>X</u>	—
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	—	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-1-A
Limited Business

What zoning classification does the project require? B-1-A, Limited Business

What is the nature of the business to be conducted at the project site?
Office, high tech service building. Phase I contains 13,666 square feet.

Phase II contains 13,666 square feet. Phase III contains 15,000 square feet.

D. Real Estate Abatement:

Complete this section of the application only if in future will
request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? None

Current assessed value of Real Estate:

Land	<u>15,300</u>
Improvements	<u>3,400 Office Park Feature</u>
Total	<u>18,700</u>

What was amount of Total Property Taxes owed during the immediate past
year? \$864.40 for year 1985.payable 86

Give a brief description of the proposed improvements to be made to
the real estate.

A one-story office building consisting of 13,666 square feet to accommodate
office information service companies.

Cost of Improvements: \$ 1,600,000

Development Time Frame:

Phase I - March 1987

Phase II - March 1988

Phase III - March 1989

When is completion expected? January 1989

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will
request a deduction from assessed value for installation of new
manufacturing equipment.

Current Assessed Value of Personal Property: None

What was amount of Personal Property Taxes owed during the immediate past year? N/A for year 19. Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? N/A

How many permanent jobs will be created as a result of this project? 50

Anticipated time frame for reaching employment level stated above? 2 years

What is the nature of those jobs?

Office, service and high tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In what Township is project site located? Washington

In what Taxing District is project site located? City of Fort Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Michael C. Dahm
1910 Fort Wayne National Bank Building

Fort Wayne, IN 46802

Phone Number of Contact Person (219) 423-4311

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Michael C. Dahm
Signature of Applicant

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

BILL NO. R-87-01-19

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1-1-12.1

for property commonly known as 6415, 6421 and 6427 Oakbrook Parkway,
Oakbrook Office Park, Fort Wayne, Indiana 46825. (Oakbrook Associates,
Petitioner)

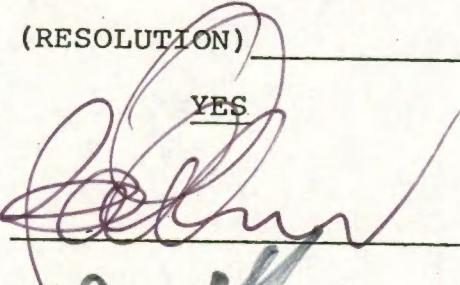
HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION)

YES

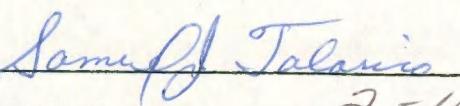
NO


BEN A. EISBART
CHAIRMAN


JAMES S. STIER
VICE CHAIRMAN


CHARLES B. REDD


DONALD J. SCHMIDT


SAMUEL J. TALARICO

CONCURRED IN 2-10-87.

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

January 28, 1987

Ms. Marilyn Romine
Fort Wayne Newspaers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of January 31, 1987, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN
Bill No.
R-87-01-18 & R-87-01-19
R-87-01-20 & R-87-01-22
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-01-18 AND R-87-01-19)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 1-27-87 date designating property at 6451, 6421 and 6427 Oakbrook Parkway, Oakbrook Office Park, Fort Wayne, Indiana 46825 (Oakbrook Associates, Petitioner)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 10, 1987, at 7:00 P.M. date, time & place Common Council Conference Room 128, One Main Street, City-County Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
 (Governmental Unit)
 Allen County, IN

To **NEW-SENTINEL** Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	3
Body	number of lines	18
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	1	23	.300¢	\$ 6.90
..... lines, columns wide equals equivalent lines at cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (1.00 for each proof in excess of two)		2 extra		2.00
TOTAL AMOUNT OF CLAIM \$ 8.90				

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6	point
Number of insertions 1	Size of quad upon which type is cast 6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Jan. 31, 1987

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
 ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned *Drusilla Roose* who, being duly sworn, says that he/she is CLERK of the

NEWS-SENTINEL

a **DAILY** newspaper of general circulation printed and published

in the English language in the city town of **FORT WAYNE, INDIANA**

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

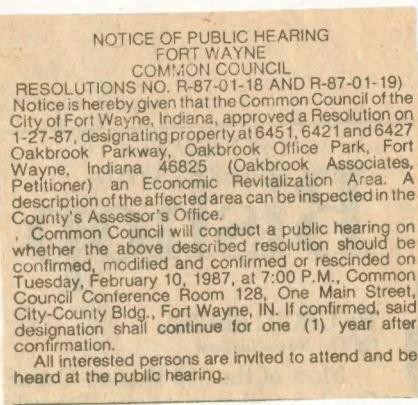
1/31/87

Subscribed and sworn to me before this 31 st day of January 1987

Shelley R. LaRue
 Shelley R. LaRue Notary Public

March 3, 1990

My commission expires



Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00				
TOTAL AMOUNT OF CLAIM \$ 8.90				

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6	point
Number of insertions 1	Size of quad upon which type is cast 6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Jan. 31, 19 87

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned *Drusilla Roose* who, being duly sworn, says

that he/she is *CLERK* of the

JOURNAL-GAZETTE

DAILY

in the English language in the city town of *FORT WAYNE, INDIANA* newspaper of general circulation printed and published

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for *one time* the dates of publication being follows:

1/31/87

Drusilla Roose

31 st January 87

Shelley R. LaRue

Notary Public

March 3, 1990

My commission expires